

A L Z O R A H

G A T E S

AL ZORAH MASTER PLAN



The Oberoi Beach Resort

Bianky Camp

Caravana Beach Resort

Mosque

Marina 1

Fish Farm

GEMS School
2023

Golf Estates Building Plots
4 out of 17 Plots sold

Golf Estates Townhouse
10 Units sold

Golf Estates Townhouses Plots
80 Plots sold
On-going construction

Community Center
2022-2023

Fairways Residences
20 Plots sold
On-going construction

DISTRICT 9

Golf Estates Villas
27 Plots sold

Golf Villa
29 Units sold

Zoya Wellness Center Plot
On-going construction
To open in Q1 2021

Clubhouse Plot
2022-2023

Golf Villa
15 Plots sold
On-going construction

Al Zorah
Sales Center

AL ZORAH FAIRWAYS DISTRICT & DISTRICT 9



GEMS School
2023

Fairways Residences
20 Plots sold
On-going construction

Golf Estates Townhouses Plots
80 Plots sold
On-going construction

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Community Center
2022-2023

DISTRICT 9

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Wellness Center Plot
On-going construction
To open in Q1 2021

Clubhouse Plot
2022-2023

Golf Villa
15 Plots sold
On-going construction

Al Zorah
Sales Center

FUTURE
RESIDENTIAL
DEVELOPMENT

FUTURE
COMMERCIAL
DEVELOPMENT

COMMUNITY
CENTER

MOSQUE

AERIAL VIEW



GEMS School
2023

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4 out of 17 Plots sold

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Community Center
2022-2023

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DISTRICT 9

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29 Units sold

Golf Estates Villas
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Zoya Wellness Center Plot
On-going construction
To open in Q1 2021

Clubhouse Plot
2022-2023

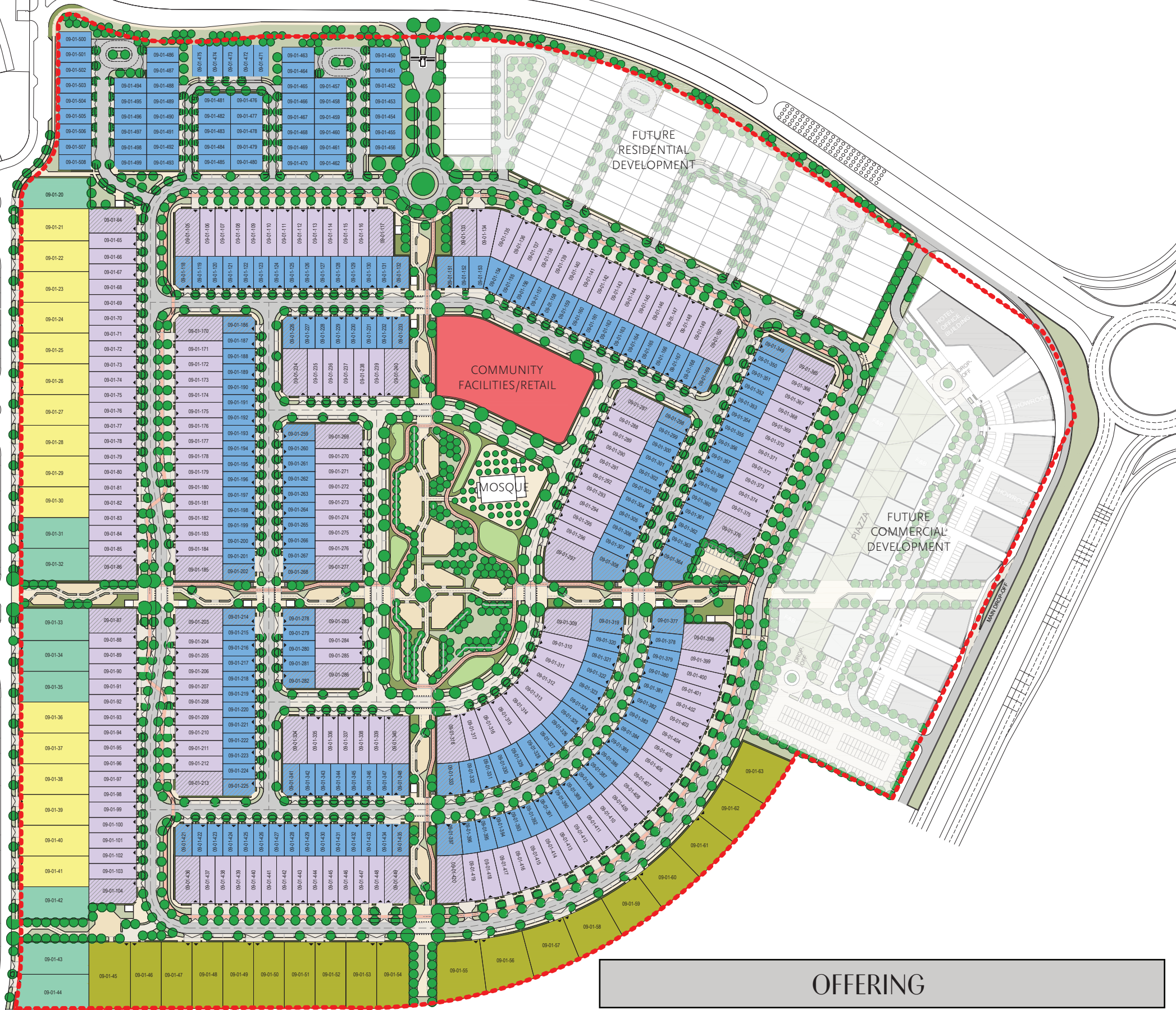
Golf Villa
15 Plots sold
On-going construction

Al Zorah
Sales Center

LEGEND:

-  VILLAS RESIDENTIAL (PRE-DESIGNED) - TYPE 3
-  TOWNHOUSES - CORNER PLOT (LARGE)- 5 BEDS - TYPE A
-  TOWNHOUSES - MIDDLE PLOT (MEDIUM)- 4 BEDS - TYPE B
-  TOWNHOUSES - CORNER PLOT (SMALL)- 3 BEDS - TYPE D
-  TOWNHOUSES - MIDDLE PLOT (SMALL)- 3 BEDS - TYPE C
-  COMMUNITY FACILITIES / RETAIL

AL ZORAH DISTRICT 9



LEGEND:

- VILLAS RESIDENTIAL (PRE-DESIGNED) - TYPE 2
- VILLAS RESIDENTIAL (PRE-DESIGNED) - TYPE 3
- VILLAS RESIDENTIAL (CUSTOM DESIGN)
- TOWNHOUSES - CORNER PLOT (LARGE) - 5 BEDS - TYPE A
- TOWNHOUSES - MIDDLE PLOT (MEDIUM) - 4 BEDS - TYPE B
- TOWNHOUSES - CORNER PLOT (SMALL) - 3 BEDS - TYPE D
- TOWNHOUSES - MIDDLE PLOT (SMALL) - 3 BEDS - TYPE C

OFFERING

- 2 Years Payment Plan
- Pay 15% and Start Construction
- Freehold - Freezone
- Design ready
- 4 Years Construction grace period
- Service Charge (estimated on BUA) :
 - Y1 - Y3 = 1.5 AED/sq.ft
 - Y4 - Onwards = Not to exceed 2.89 AED/sq.ft
- Communal Central Park
- Lush landscaping
- Kids Play Area
- Community Mosque, Mall & Hotel
- Running & Cycling Tracks up to 15km in Al Zorah
- In-close proximity to Al Zorah 18-hole Championship Golf Course
- Walking distance to GEMS School, Zoya Wellness Center and Al Zorah Golf Club

E.3.1. TYPE C - OPTION 1: FRONT VIEW



<u>FLOOR</u>	<u>BUA</u> <u>SQM</u>	<u>BUA</u> <u>SQFT</u>
GROUND FLOOR	137	1,475
FIRST FLOOR	120	1,292
ROOF	24	258
GROSS BUA*	281	3,025

*Gross bua includes: covered parking, technical shafts, balconies, and technical amenities located on the GF.

E.3.1. TYPE C - OPTION 1: BACK VIEW



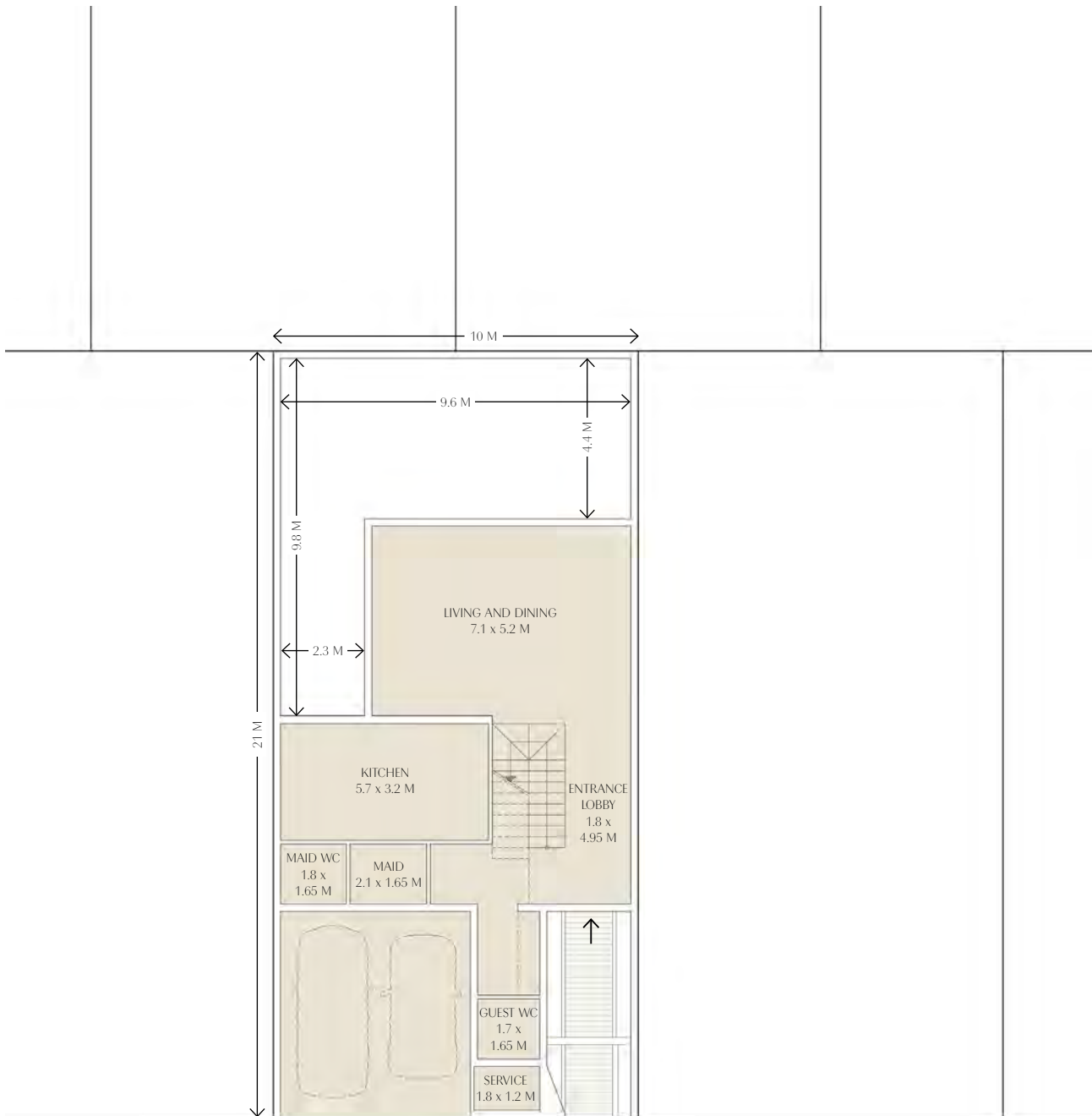
E.3.3. TYPE C - OPTION 1: MASS PLAN



E.3.4. TYPE C - OPTION 1: GROUND FLOOR PLAN



E.3.4. TYPE C - OPTION 1: GROUND FLOOR PLAN



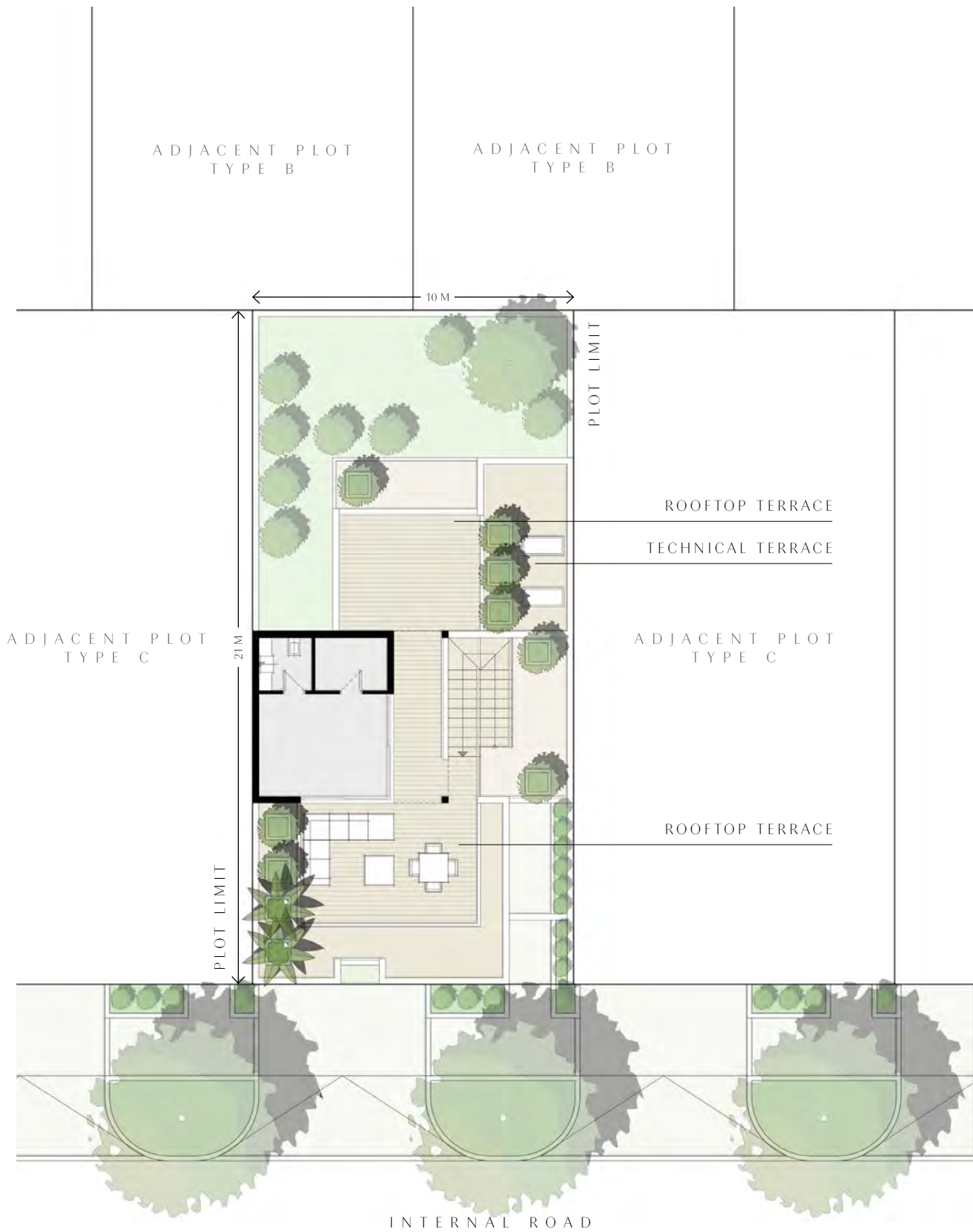
E.3.4. TYPE C - OPTION 1: UPPER FLOOR PLAN



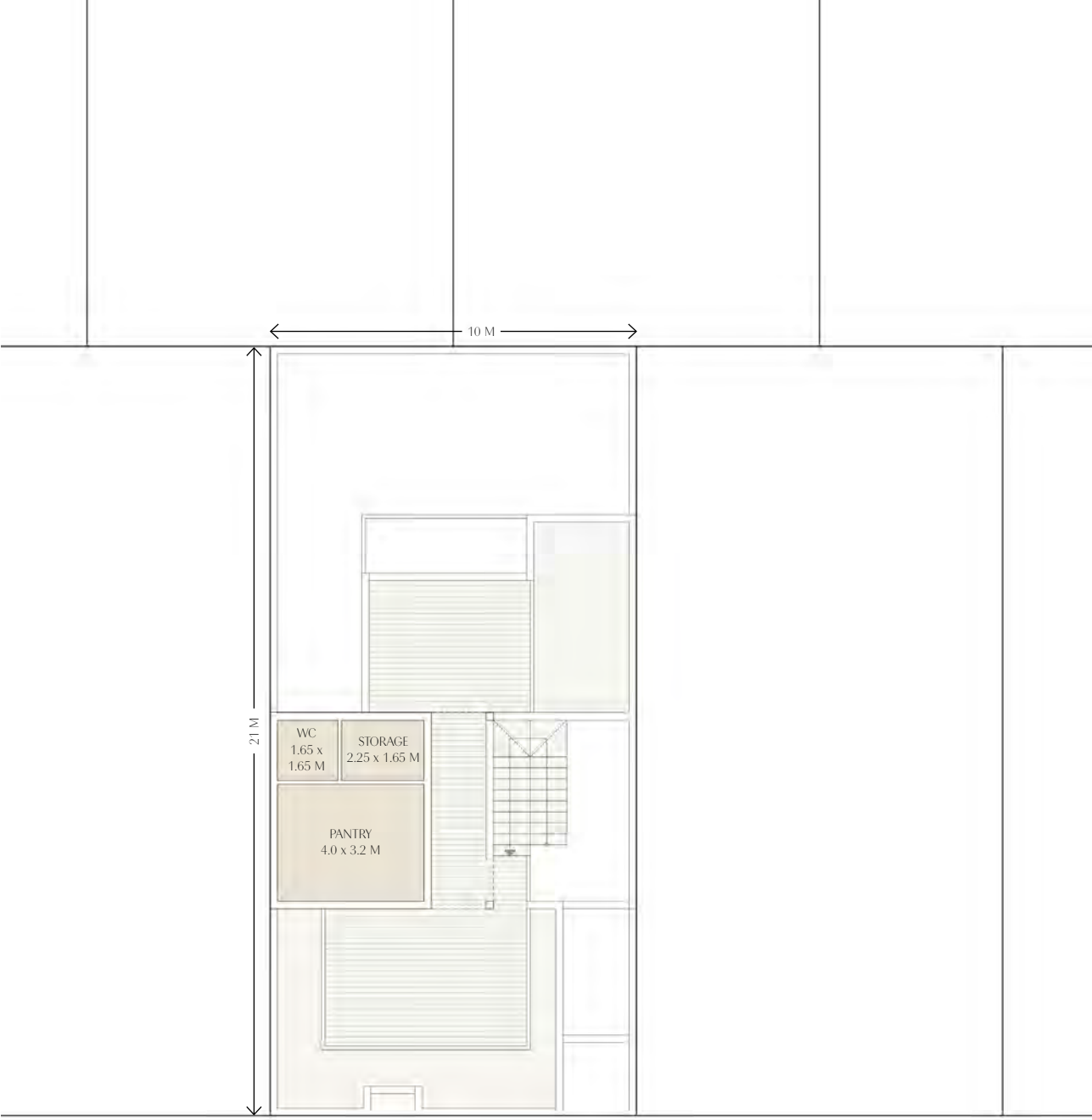
E.3.4. TYPE C - OPTION 1: UPPER FLOOR PLAN



E.3.4. TYPE C - OPTION 1: ROOF PLAN



E.3.4. TYPE C - OPTION 1: ROOF PLAN



E.4.1. TYPE C - OPTION 2: FRONT VIEW



<u>FLOOR</u>	<u>BUA</u> <u>SQM</u>	<u>BUA</u> <u>SQFT</u>
GROUND FLOOR	133	1,432
FIRST FLOOR	123	1,324
ROOF	16	172
GROSS BUA*	272	2,928

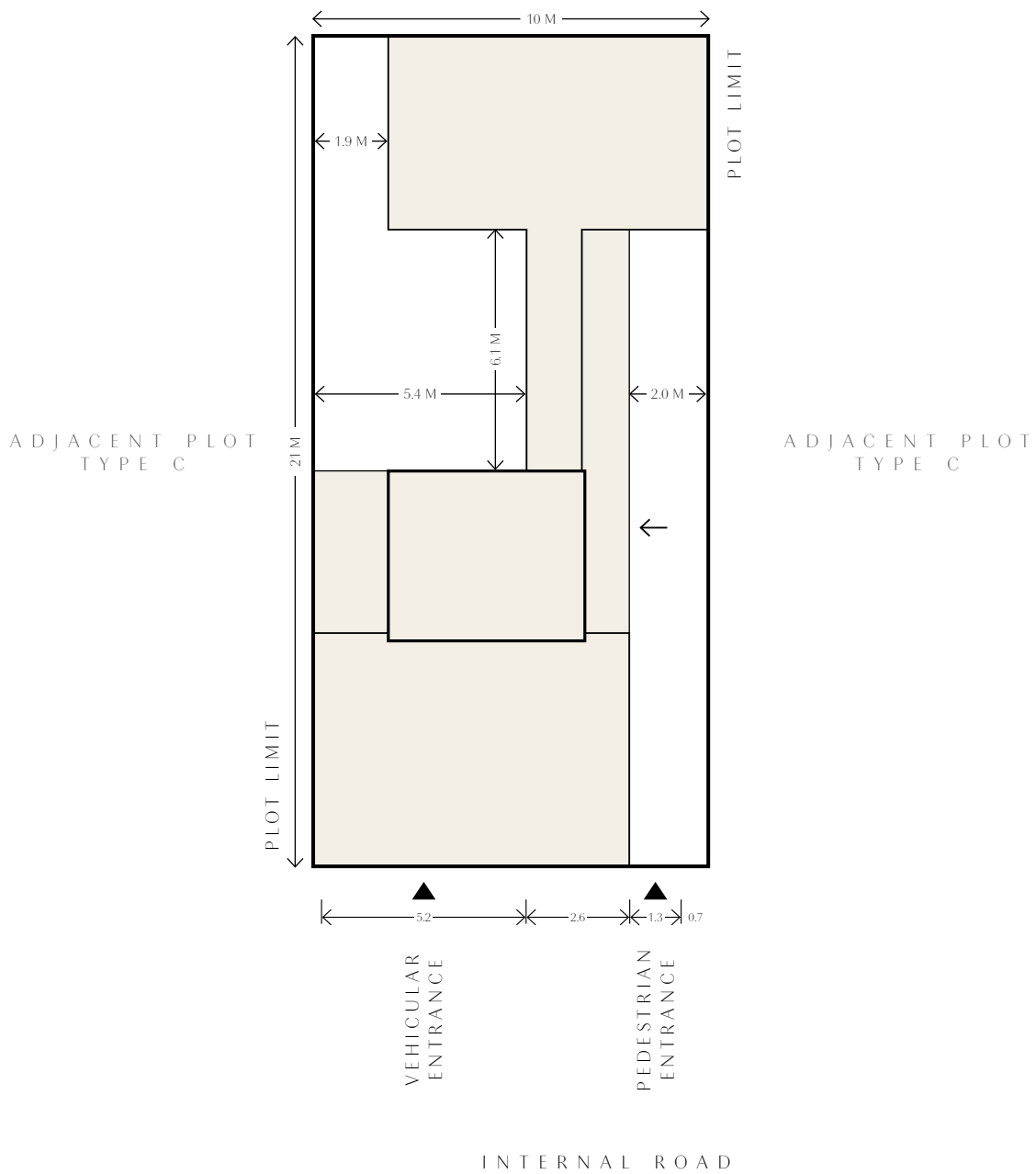
*Gross bua includes: covered parking, technical shafts, balconies, and technical amenities located on the GF.

E.4.1. TYPE C - OPTION 2: BACK VIEW



E.4.2. TYPE C - OPTION 2: SETTING OUT PLAN

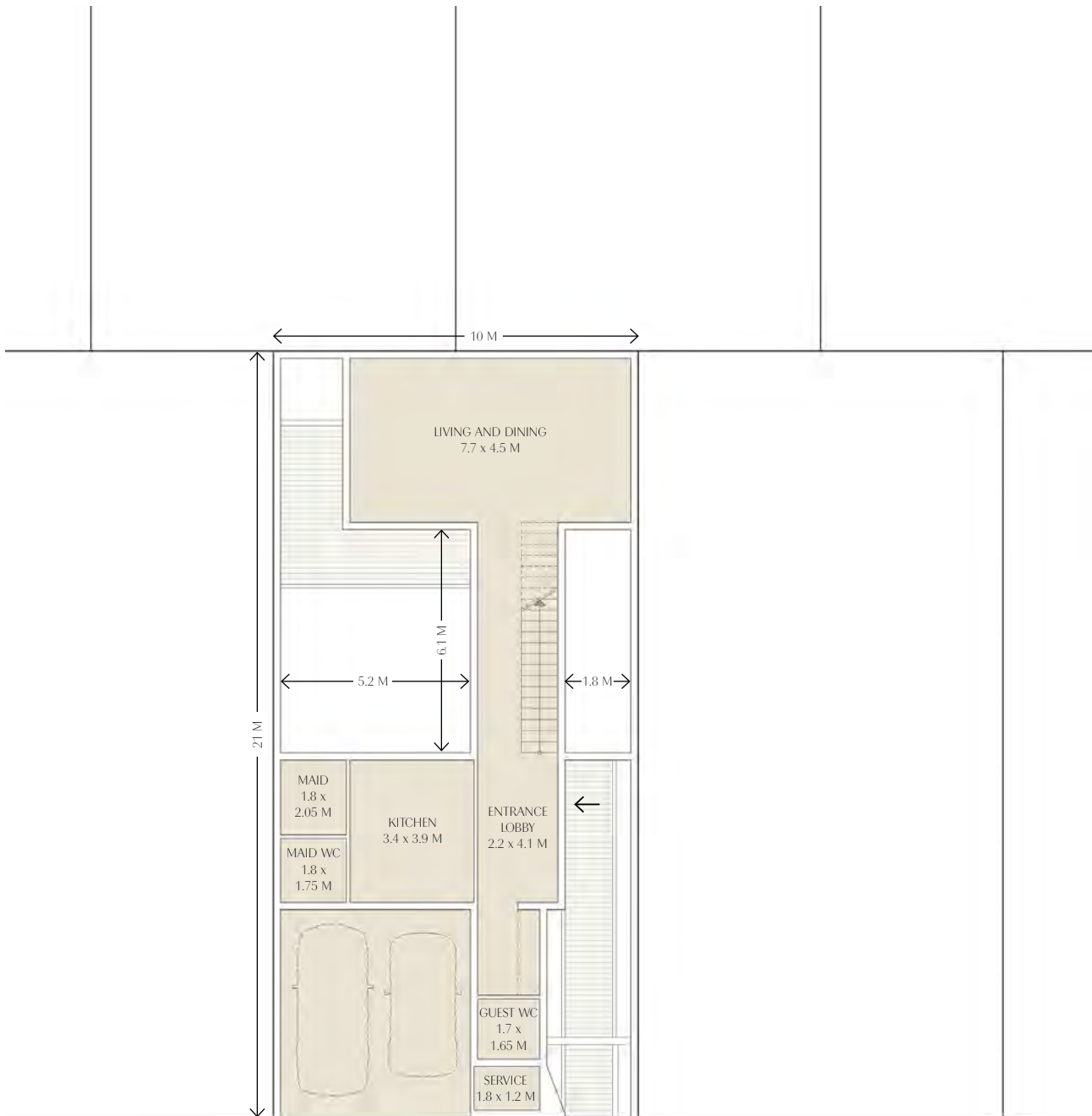
PLOT COVERAGE: 133 SQM (1,432 SQFT)



E.4.4. TYPE C - OPTION 2: GROUND FLOOR PLAN



E.4.4. TYPE C - OPTION 2: GROUND FLOOR PLAN

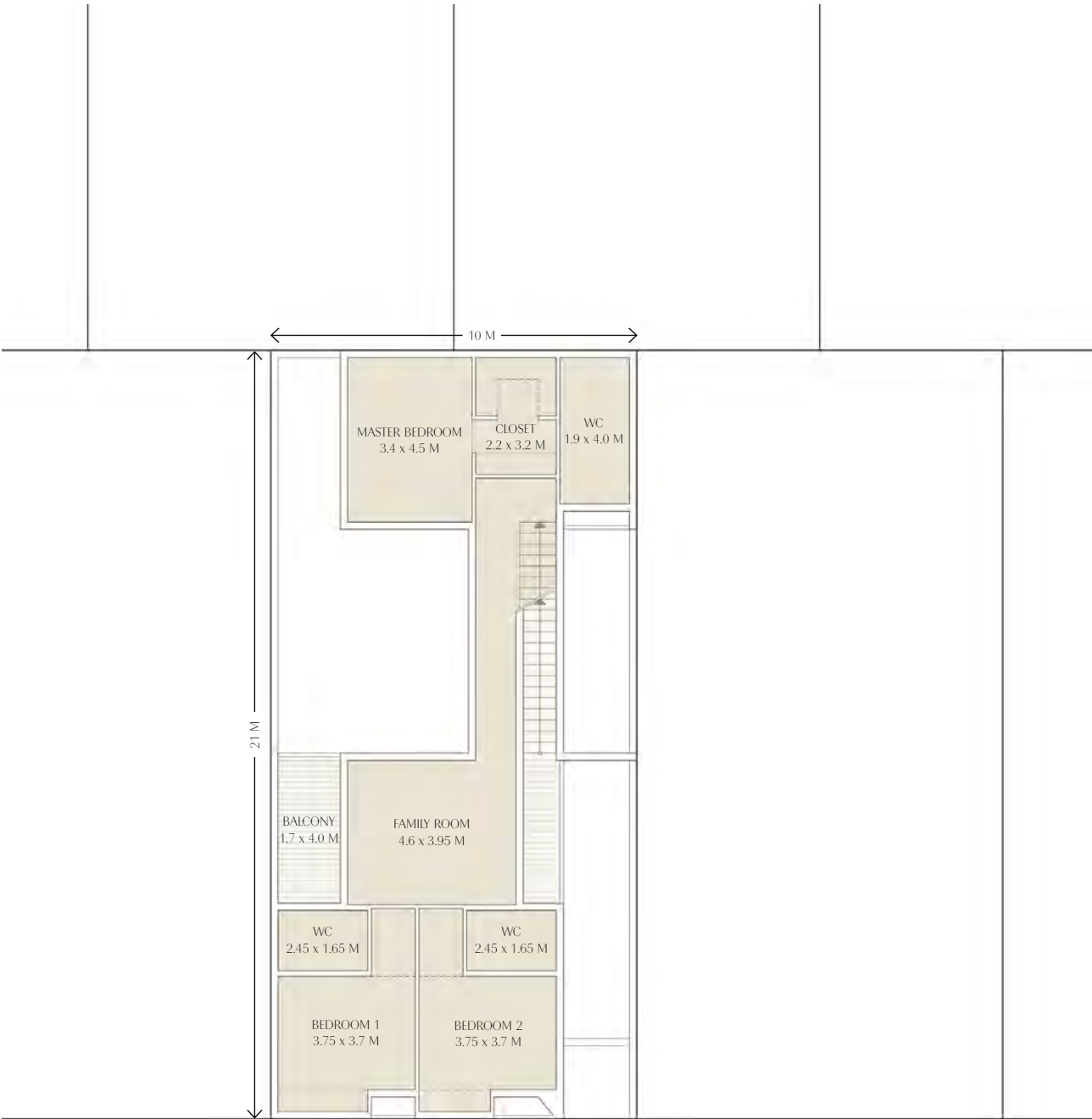


E.4.4. TYPE C - OPTION 2: UPPER FLOOR PLAN



INTERNAL ROAD

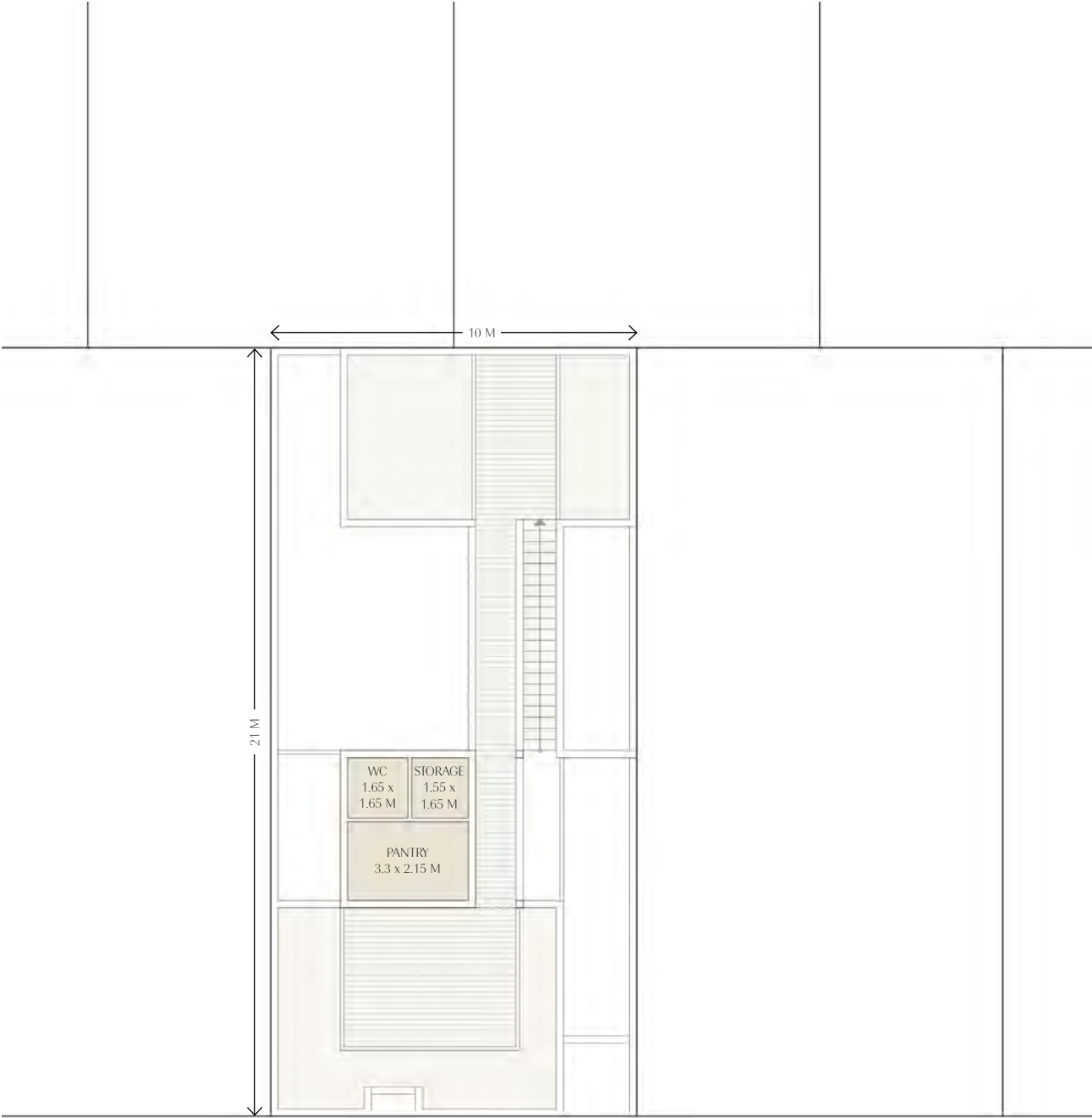
E.4.4. TYPE C - OPTION 2: UPPER FLOOR PLAN



E.4.4. TYPE C - OPTION 2: ROOF PLAN



E.4.4. TYPE C - OPTION 2: ROOF PLAN



E.5.1. TYPE C - OPTION 3: FRONT VIEW



<u>FLOOR</u>	<u>BUA</u> <u>SQM</u>	<u>BUA</u> <u>SQFT</u>
GROUND FLOOR	141	1,518
FIRST FLOOR	130	1,399
ROOF	22	237
GROSS BUA*	293	3,154

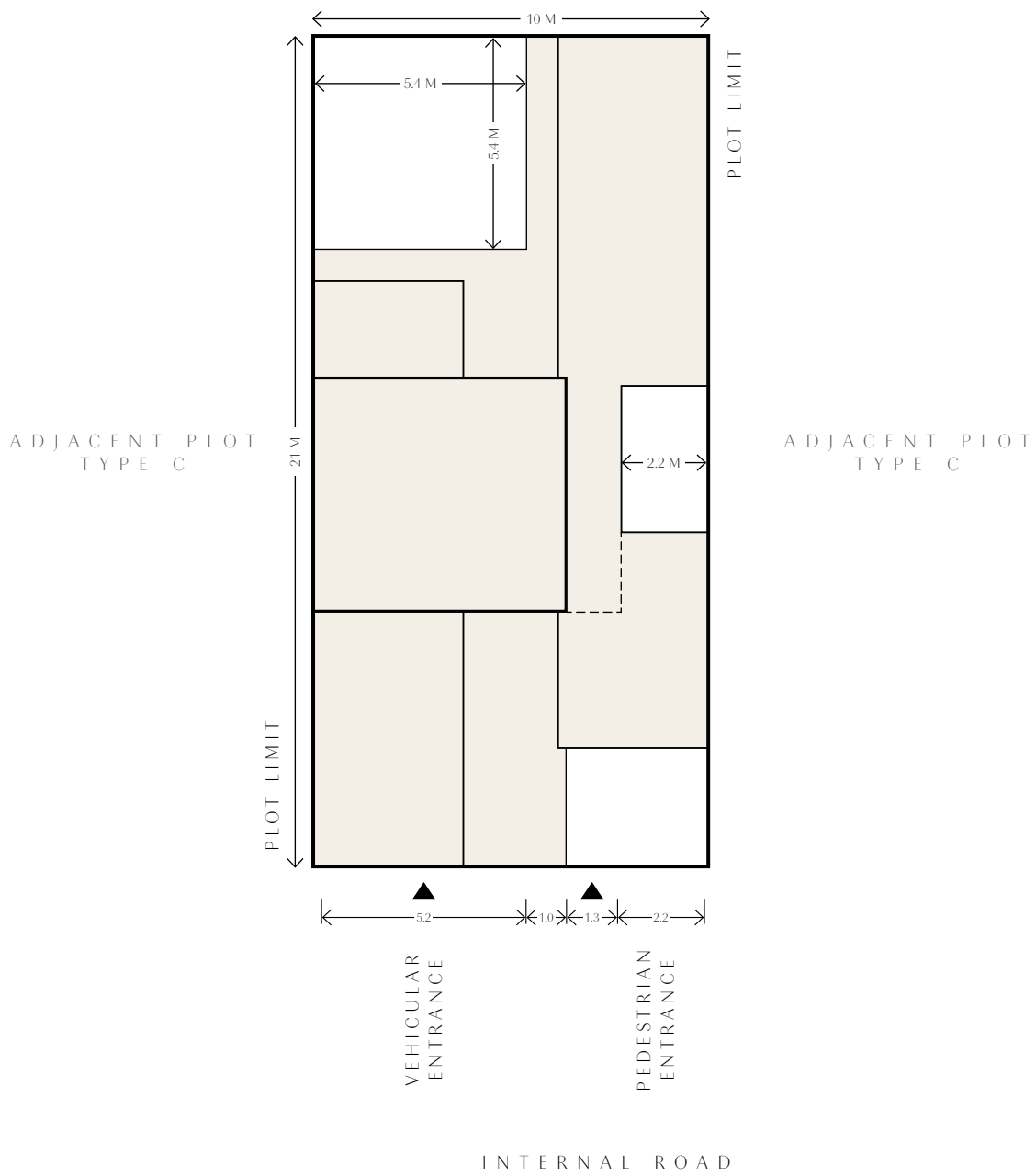
*Gross bua includes: covered parking, technical shafts, balconies, and technical amenities located on the GF. Gross BUA excludes the staircase at roof level.

E.5.1. TYPE C - OPTION 3: BACK VIEW



E.5.2. TYPE C - OPTION 3: SETTING OUT PLAN

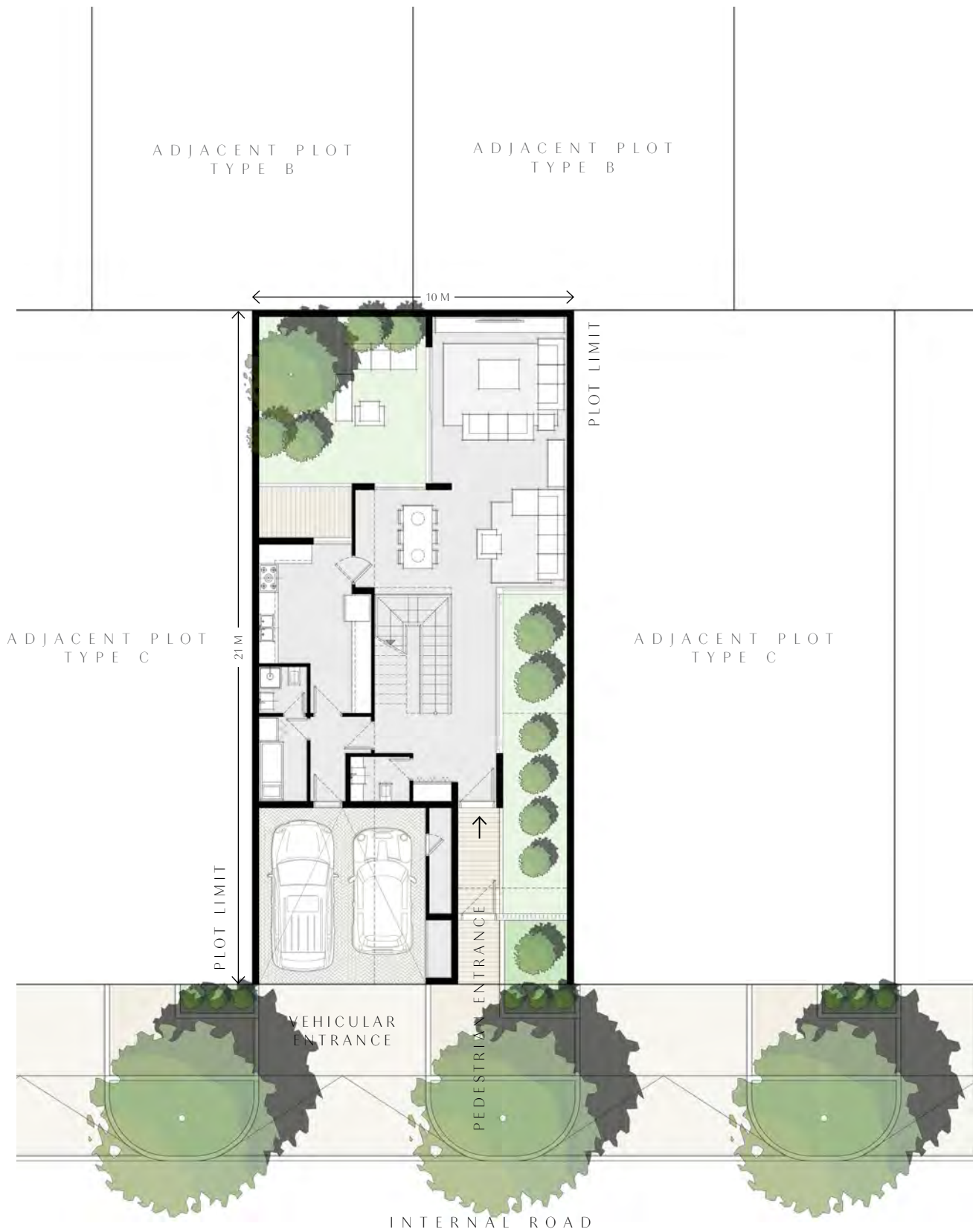
PLOT COVERAGE: 141 SQM (1,518 SQFT)



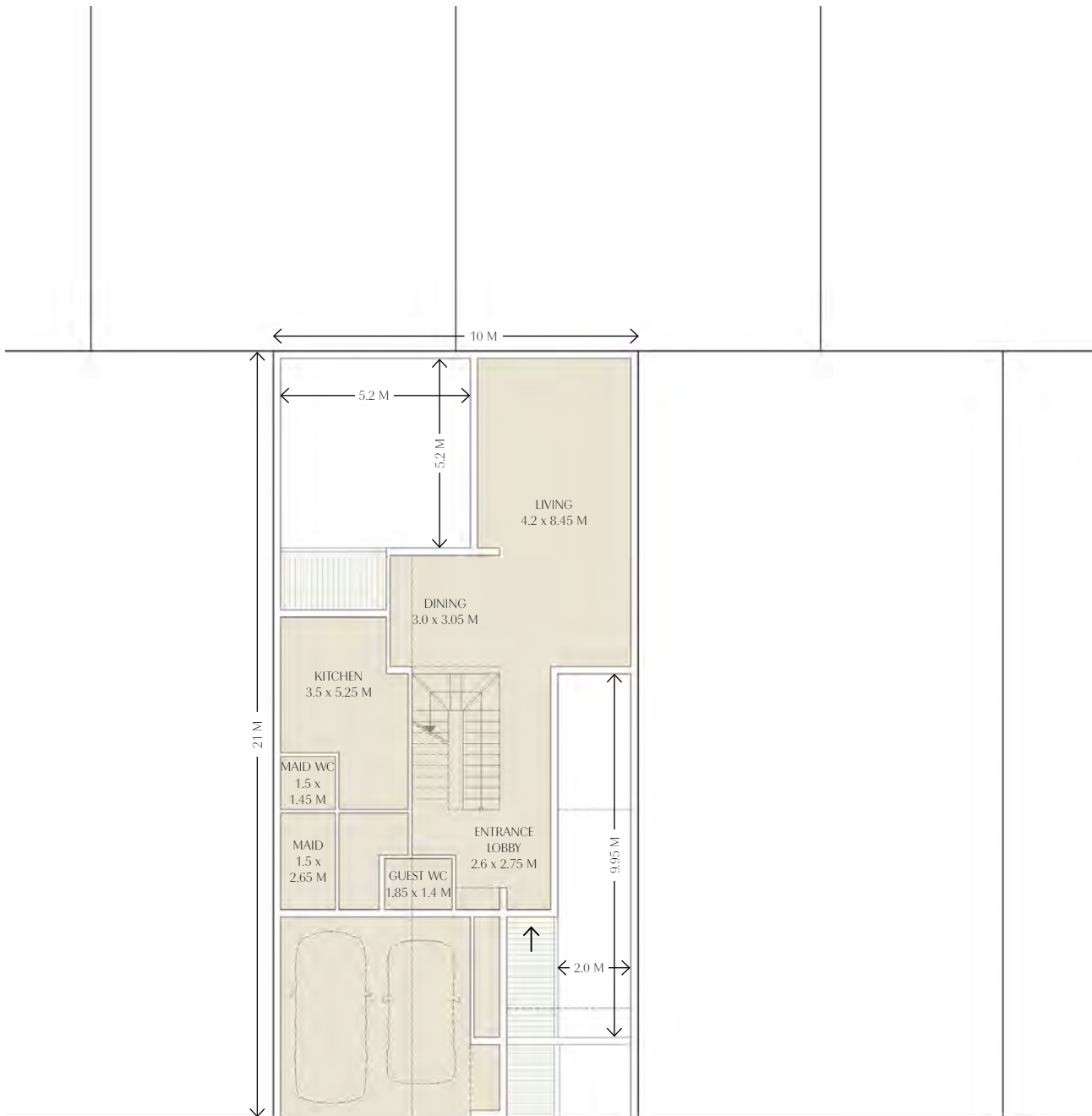
E.5.3. TYPE C - OPTION 3: MASS PLAN



E.5.4. TYPE C - OPTION 3: GROUND FLOOR PLAN



E.5.4. TYPE C - OPTION 3: GROUND FLOOR PLAN



E.5.4. TYPE C - OPTION 3: UPPER FLOOR PLAN



E.5.4. TYPE C - OPTION 3: UPPER FLOOR PLAN



E.5.4. TYPE C - OPTION 3: ROOF PLAN



E.5.4. TYPE C - OPTION 3: ROOF PLAN

